

COUNCIL
AGENDA

MAY 6, 1974

THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A
C O U N C I L

Monday,
May 6, 1974,
9:00 a.m.

PRAYER

FORMAL ROLL CALL

MINUTES OF COUNCIL MEETINGS APRIL 16, 19 and 22, 1974

DEPUTATIONS: MR. I. PRYDATOK, MORENISH LAND DEV. LTD.

Re: Item #292 General Committee Report
April 19, 1974.

PUBLIC QUESTION PERIOD

CORRESPONDENCE - See attachments C1 to C11

REPORTS OF MUNICIPAL OFFICERS:-

ROADSIDE TREE MAINTENANCE - Mississauga Rd.
and Clarkson Road (E. Bodnar)
TREE TRIMMING & ROOT FEEDING - Mississauga Rd.
and Clarkson Road (E. M. Halliday)
1974 ROADSIDE TREE PLANTING PROGRAMME (E. Bodnar)
CATCHBASIN CLEANING - (E. Bodnar)
SUPPLY & APPLICATION OF MATERIALS FOR PAVEMENT
MARKING (E. Bodnar)
REINSTATEMENT OF ASPHALT DRIVEWAYS (E. Bodnar)
CONSTRUCTION OF CONCRETE SIDEWALKS (E. Bodnar)

REPORTS OF COMMITTEES:-

GENERAL COMMITTEE - April 19
GENERAL COMMITTEE - April 26

PETITIONS:- RECONSTRUCTION OF ATOKA DRIVE
OPPOSITION TO CREDIT VALLEY GOLF CLUB REZONING

UNFINISHED BUSINESS

BY-LAWS

NOTE: Construction of the concrete sidewalks as set out in the following by-laws was recommended by Transportation and Traffic Committee on February 20th and adopted by Council on March 15th, 1974.

#171-74 A By-law to authorize an application to the Ontario Municipal Board for approval of a capital expenditure in the amount of \$4,000. (Concrete sidewalk on Queenway West from 5th Line West to Erin Mills Parkway - 500 feet.)

TWO READINGS

#172-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$9,000. for construction of a sidewalk in the City of Mississauga. (On Beverley St. (north side) from Airport Road to York Street - 1,000 feet.)

TWO READINGS

#173-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$9,000. for construction of a sidewalk in the City of Mississauga. (On Mazo Crescent (east and south sides) from Clarkson Road to Truscott Drive - 1,000 feet.)

TWO READINGS

#174-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$21,600. for construction of a sidewalk in the City of Mississauga. (On south side of Bromsgrove Road from Southdown Road westerly to the existing sidewalk east of Seagull Crescent - 2,700 feet.)

TWO READINGS

#175-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$7,000. for construction of a sidewalk in the City of Mississauga. (On the south side of Burnhamthorpe Road from Fleetwood Park to the existing sidewalk - 1,000 feet.)

TWO READINGS

BY-LAWS (Cont'd)

#176-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$4,200. for construction of a sidewalk in the City of Mississauga. (On the north side of Queensway West from Hammond Road to Erin Mills Parkway - 600 feet.)

TWO READINGS

#177-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$9,000. for construction of a sidewalk in the City of Mississauga. (On the east side of Bonaventure Drive for the entire length - 1,200 feet.)

TWO READINGS

#178-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$1,400. for construction of a sidewalk in the City of Mississauga. (On the north side of Dundas Street West from west of Parkerhill Road to 200 feet westerly - 200 feet.)

TWO READINGS

#179-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$8,000. for construction of a sidewalk in the City of Mississauga. (On the south side of Lakeshore Road from Meadow Wood Road to Clarkson Road - 1,000 feet.)

TWO READINGS

#180-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$10,880. for construction of a sidewalk in the City of Mississauga. (On the west side of Mississauga Valley Boulevard from Eversley Drive to 200 feet south of Vermouth - 1,360 feet.)

TWO READINGS

#181-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$15,400. for construction of a sidewalk in the City of Mississauga. (On the west side of Mavis Road from Dundas Street to C.P.R. Tracks - 2,200 feet.)

TWO READINGS

BY-LAWS (Cont'd)

#182-74 A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of \$32,000. for construction of a sidewalk in the City of Mississauga. (On the east side of Erin Mills Parkway from the Queensway to No. 5 Highway - 3,200 feet.)

TWO READINGS

#183-74 A By-law to amend By-law Number 5500 as amended. (File OZ-33-72 -Mavis Developments. To change the zone designation from R2 to R3, RM1-Section 384 and O1 on lands on the north side of Queensway West, approximately 245 feet east of the proposed Mavis Road realignment. This is as recommended by Planning and Development Committee on March 27, adopted by Council on April 5, 1974.)

THREE READINGS

#184-74 A By-law to amend By-law Number 5500 as amended. (File OZ-58-70 - West Rose Construction. This is re-enactment of By-law 11,150 and is as recommended by Planning and Development on April 17, 1974, adopted by Council on April 26, 1974. To change zoning from AC and G to M1-Section 325 on lands on the south side of Dundas Street and the east side of the unopened extension of Southcreek Road.)

THREE READINGS

#185-74 A By-law to amend By-law 5500 as amended. (This by-law amends Sections 38 and 39 of the zoning by-law to permit private music tutoring in detached dwellings. As recommended by Planning & Development April 17, and adopted by Council on April 26, 1974)

THREE READINGS

#186-74 A By-law to amend By-law Number 65-30 as amended. (This is to amend former Streetsville by-law 65-30 so that semi-detached dwelling houses already constructed within and R4-2 Residential Zone without having the minimum required interior yard of 10 ft. and the minimum exterior side yard of 25 feet shall comply with the zoning by-law. Lands affected are those zoned R4-2 Residential within R.P. 916 fronting on Gafney Drive, Merrydrew Court, Bonham Blvd. and Joycelyn Drive. As recommended by Planning and Development on March 6, and adopted by Council March 15/74. This is re-enactment of by-law 73-80 - Streetsville)

THREE READINGS

BY-LAWS (Cont'd)

#187-74 A By-law to amend Zoning By-law 65-30 as amended. (Re-enactment of Streetsville By-law 72-64 as recommended by Planning and Development Committee March 6 and adopted by Council March 15, 1974. To amend restrictions on lots fronting on a street having a perpendicular width of less than 66 feet and the sight triangle restrictions for corner lots as contained in Zoning By-law 65-30 of the former Town of Streetsville.)

THREE READINGS

#188-74 A By-law to amend Zoning By-law 65-30 as amended. (Re-enactment of former Town of Streetsville By-law 73-66, as recommended by Planning and Development Committee March 6 and adopted by Council on March 15, 1974. To remove an Automobile Sales Garage as a permitted use within a general Commercial (C1) zone and to amend and add to the definitions contained in Section 2 of former Town of Streetsville Zoning by-law 65-30.)

THREE READINGS

#189-74 A By-law to amend By-law 65-30 as amended. (This by-law clarifies the definition of "Gross Floor Area" insofar as it applies to children's play and other recreational areas, for all lands in the former Town of Streetsville zoned R4 and R5, - will now conform with City of Mississauga By-law 97-74.)

THREE READINGS

#190-74 A By-law to amend By-law Number 1227 as amended. (This by-law clarifies the definition of "Gross Floor Area" as it applies to children's play and other recreational areas for all lands in the former Town of Port Credit zones R2, R3, R4, C1 and C5 - will now conform with City of Mississauga By-law 97-74.)

THREE READINGS

#191-74 A By-law to Implement Section 35a of The Planning Act. (To designate all lands within the City of Mississauga Planning Area as being subject to all matters set out in Section 35a of the Planning Act - covering road widenings, pedestrian & vehicular access, off-street parking, snow removal, grading of land, easements, floodlighting, landscaping, garbage storage areas and site plans.)

THREE READINGS

BY-LAWS (Cont'd)

#192-74 A By-law to amend By-law Number 5500 as amended. (File OZ-89-72 - Davies Development Company. To change zoning from R2 to R3 and O1 on lands on the south side of South Sheridan Way, approx. 1,947 ft. west of Indian Grove. These lands are included in plan of subdivision T-23531. Recommended in Item #282, General Committee Report April 19.)

THREE READINGS

#193-74 A By-law to amend By-law Number 5500 as amended. (Files OZ-7-72 and OZ-62-72 - Clabrams & Paramount Dev. Ltd. To change zone designations of parcels of land from R1, RML and RM7D3-Section 277 to RML-Section 435, RM5-Section 436 and RML-Section 384, north of Dundas Street and east of Cedarglen Gate. These lands are in plans of subdivision T-23201 and T-22524. Planning Board Reports Jan. 22 and May 15, 1973, recommended for adoption by Council under item #283, General Committee Report April 19.)

THREE READINGS

#194-74 A By-law to amend By-law Number 5500 as amended. (OZ-24-70 - Don Mills Developments Limited. To change the zone designation of lands from RR to RM5-Section 427, R3-Section 428 and RML-Section 389. Located on the south side of Burnhamthorpe Road West, approx. 2,362 feet east of Winston Churchill Blvd. As recommended in Item #327, General Committee Report April 26.)

THREE READINGS

#195-74 A By-law to authorize execution of Transfers of Easements. (Easements being granted to Consumers' Gas Company in Block Q, Plan M-21 and Block A, Plan M-29 - Aquitaine Ave. and Glen Erin Drive. Easement is required because of bridge construction at this point. Easement contains a covenant by Consumers' Gas to completely restore the City's lands after their pipeline is constructed. This is as recommended in Item #323, General Committee Report April 26, 1974.)

THREE READINGS

#196-74 A By-law to accept a Deed of Land and to establish lands described therein as part of the municipal highway system. (File CAB 298/73 - 27 ft. widening of Torbram Road approved by City Engineering Dept.)

THREE READINGS

BY-LAWS (Cont'd)

- #197-74 A By-law to accept a Deed of Land and to establish lands described therein as part of the municipal highway system. (File CAB 231/73 - Ontario Hydro. 27 ft. widening on the west side of Mavis Road, 2,680 ft. south of Eglinton Ave. Description has been approved by City Engineering Dept.)
THREE READINGS
- #198-74 A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts two one foot reserves to create two small roads external to the Phedora Drive subdivision, as part of the municipal highway system. Located south of the Q.E.W. and east of Winston Churchill Blvd. These roads join the new subdivision to the older one to the south. Road less than 66 ft. require Ministry approval)
THREE READINGS
- #199-74 A By-law to provide for the regulation, protection, government of City Parks and Cemeteries. (This is to consolidate all parks within the City of Mississauga. As recommended by Recreation & Social Amenities Committee on April 22, and adopted by General Committee on April 26, Item #341. The by-law has been approved by the City Solicitor.)
THREE READINGS
- #200-74 A By-law to amend By-law No. 7037 as amended. (To provide for NO LEFT TURN northbound at Oriole Avenue and GO Train Parking Lot entrance between the hours of 4:30 - 6:30 p.m. Monday to Friday. This is as recommended by Transportation and Traffic Committee on April 17, and considered by General Committee under Item #330 on April 26, 1974.)
THREE READINGS
- #201-74 A By-law to appoint Weed Inspectors for the City of Mississauga. (This is in accordance with the provisions of the Weed Control Act and provides for the appointment of six weed inspectors for the 1974 season.)
THREE READINGS
- #202-74 A By-law to execute Engineering and Financial Agreements between Fieldgate Developments Limited and the Corporation. (This by-law provides for execution of all documents in connection with this residential development located south of the Dundas and east of Glengarry Road. All City requirements have been met.)
THREE READINGS

BY-LAWS (Cont'd)

A By-law to authorize execution of Agreements for municipal purposes. (The following contracts are covered by this by-law:

- #203-74 P.N.74-005 - Sodding. Awarded to Country Sodding by Resolution #157
 P.N.74-007 - Granular Material - awarded to Franceschini Bros. by resolution #161
 P.N.74-006 - Crushed Stone - awarded to Franceschini Bros. by resolution #156
 P.N.74-017 - Calcium Chloride Brine - awarded to Vaughan Minerals Co. by resolution #158
 P.N.73-046 - Widening of Hurontario St. from North Service Rd. to C.P.R. overpass - awarded to Warren Bitulithic by resolution #301.)

THREE READINGS

MOTIONS

NEW BUSINESS

CONFIRMING BY-LAW

C1

A. Mantella & Sons Limited

April 29th, 1974

Mr. David R. Turcotte, A.M.C.T.,
City Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario
L5B 1M2

Re: Town of Mississauga,
Purchase Parts 6, 8 and 13,
Plan 43R-476, Dixie Road

Dear Mr. Turcotte:

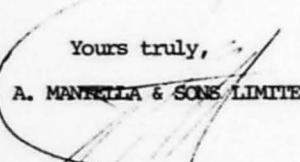
With regard to our request for a one year extension of the construction condition in our Agreement of Purchase for the above property.

I understand this matter has gone through General Committee and is about to go to Council. I would appreciate it if this matter could be referred back to General Committee, at which time I could attend personally.

Thank you for your attention.

Yours truly,

A. MANTELLA & SONS LIMITED,


Paul Mantella
President

RECEIVED	
REGISTRY No.	3490
PM/b	DATE APR 30 1974
FILE No.	
FILED BY	
CLERK'S DEPARTMENT	

1 greensboro drive resdale (toronto) M9W 1C8 • telephone 247-5632

RE: ITEM #299 - April 19, 1974 General Committee

24 QUEEN ST EAST
BRAMPTON, ONTARIO
L6V 1A4



PHONE—Brampton 453-4110

C2

The Corporation Of The

City Of Brampton

OFFICE OF THE CLERK

April 25th, 1974

Mr. D. R. Turcotte,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

Dear Sir,

RECEIVED	
REGISTRY No.	3901
DATE	APR 29 1974
FILE No.	67-79
FILED BY	
CLERK'S DEPARTMENT	

The Council of the Corporation of the City of Brampton at its meeting on April 22nd, 1974 gave consideration to what was considered a recent unfortunate incident involving a hockey game sanctioned by the Ontario Hockey Association (O.H.A.). The game in particular involved a local club, The Bramalea Blues, who were to play The Hamilton Red Wings in the O.H.A. Junior B. Finals. The Bramalea Club withdrew from the series after the first game as a result of what was considered by management of the club, to be lack of control and unnecessary violence both on the ice and within the Arena towards their club.

I have been directed to forward the following resolution for your consideration:

"THAT the Corporation of the City of Brampton strongly protest to the Ontario Hockey Association the apparent lack of control and physical violence allowed at the O.H.A. Junior B Final first game between The Bramalea Blues and the Hamilton Red Wings;

Further, that this Council requests the O.H.A. that as a measure of support for fair play and good sportsmanship and as an example to minor hockey throughout the Province, they (the O.H.A.) hold a special league inquiry into this episode and take the necessary steps to stop violence on or off the ice in hockey arenas;

Further, that the O.H.A. be requested to set up a suitable

cont..... 2

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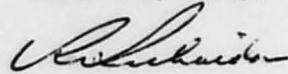
C2a

Arena Rules Committee for Teams and Supporters so that suitable rules might be drawn up to effectively make known that any partisan support that leads to brawls or injury to players, managers or supporters of the opposing team may be reflected to the team from which the partisan support leads to that injury;

Further, that the O.H.A. take as its responsibility the provision of adequate police protection and security of players and management of teams in their leagues;

Further, that this City recommends to other municipalities in Peel, Halton, Durham, York, Metro, Hamilton-Wentworth, the closest co-operation with O.H.A. in the solution of these problems and that they co-operate with O.H.A. to end violence on and off the ice."

Yours very truly,



K. R. Richardson,
Clerk.

KRR/dc



C3

Office of the
Minister

Ministry of
Natural
Resources

416/965-1301

Whitney Block
Queen's Park
Toronto Ontario

RECEIVED

APR 10 1974

MAYOR'S OFFICE

April 8, 1974

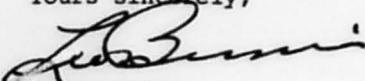
His Worship Mayor M. L. Dobkin, M.D.
Corporation of the Town of Mississauga
Mississauga, Ontario
L5B 1M2

Dear Mayor Dobkin:

In reply to your letter of March 26, 1974 I am pleased to confirm my statement made at the meeting in my office on Wednesday, January 30, 1974 that the Province would contribute towards the purchase of Rattray Marsh. The conditions relating to my statement at that time were that the Province would contribute a 50 per cent grant through the Credit Valley Conservation Authority for the appraised value of the land.

I further said that should expropriation be necessary the Province would make grants available to the Credit Valley Conservation Authority equal to 50 per cent of the land value as established by the Lands Compensation Board.

Yours sincerely,


Leo Bernier
Minister



C4

Office of the
Treasurer
of Ontario

Ministry of Treasury
Economics and
Intergovernmental
Affairs

416/965-6361

Frost Building
Queen's Park
Toronto Ontario

March 29, 1974

File Nos. 434-6 /
434-10/1063

Mayor M. L. Dobkin, M.D.
Office of the Mayor
Mississauga, Ontario
L5B 1M2

Dear Mayor Dobkin:

Thank you for your letter of March 6, 1974 with which you enclosed a copy of the Council resolution of February 22nd regarding a task force to determine the financial impact of housing development in Mississauga.

The Ministry of Housing was established by the Government of Ontario with specific responsibility for dealing with the problems surrounding the provision of housing in the Province. The whole question of the financial implications arising from housing development generally is currently under review by the Government. Members of my Ministry staff have been closely involved in this with the Ministry of Housing.

There are a number of other municipalities besides Mississauga affected by the Housing Action Program and we are endeavouring to establish a method fair to all by which the housing needs in the Province, particularly those of lower-income inhabitants, can be satisfied without at the same time causing onerous additional burdens on existing municipal taxpayers. I believe that proposals will shortly be made by the Minister of Housing regarding the involvement of a number of affected municipalities in the determination of the impacts of housing development. I have already offered the services of some of my staff to assist in such determination. I understand that your municipality will almost certainly be invited to participate.

You will I know appreciate that in a situation like this, affecting a broad range of government services, it is preferable for the activities of the various Ministries to be coordinated by one Minister. The Minister of Housing is the appropriate one in this instance and I am sure that you will be hearing again from him very shortly.

RECEIVED

APR 1 1974

Yours truly,

John White



Meadowvale
a new town in the country

C5

The Mayor and Members of Council,
The City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

Attention: Mr. D. Turcott, Clerk

Dear Sirs:

re: Industrial-Commercial/Residential Ratio
Markborough Properties Limited
Development Agreement.

I am providing for the information of Council
the current status of the assessment ratio requirement
of the development agreement dated October 28, 1968.
This summary includes Neighbourhood #8 residential area
(Draft Plan 21T23310) north of Derry Road.

Reg. Plan Number	Net Assessable Indus. Acreage	Net Assessable Comm. Acreage	Net Assessable Residential Acreage
M-5		4.009	46.998
M-8	42.494		
M-9	58.118		
M-10	45.302		
M-11	42.240		
M-13	19.720		
M-20		6.473	37.531
M-21		0.845	32.610
M-28			43.186
M-29			44.494
M-30	39.785		
* 8 SE			21.027
* 8 NE		0.781	20.764
* 8 SW			29.029
* 8 NW	—	—	<u>33.821</u>
TOTALS	247.659	12.108	309.460

April 18, 1974
RECEIVED
File M69-8
REGISTRY NO. 3231
DATE APR 17 1974
FILE NO.
FILED BY T23310
CLERK'S DEPARTMENT

Meadowvale
a new town in the country

C5a

The Mayor and Members of Council

April 15, 1974

-2-

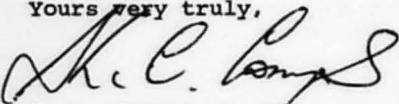
* NOTE: 8 SE, 8 NE, 8 SW and 8 NW represents the 4 land divisions for the plans to be registered.

Development Agreement Ratio - 0.3 Industrial & Commercial :
1 Residential

Actual Ratio - .84 Industrial & Commercial :
1 Residential

It can be seen from the summary that our Company has provided assessable industrial and commercial acreage at a rate which is 2.8 times that required under the terms of the Development Agreement.

Yours very truly,



K. C. Comyns, P. Eng.,
Vice-President,
General Manager, Meadowvale

KCC:ab



C6

THE KLEINFELDT GROUP LIMITED

CONSULTING ENGINEERS AND COMMUNITY PLANNERS

P.O. BOX 608 - 7665 HURONTARIO STREET - BRAMPTON, ONTARIO L6V 2L6

Telephone: (416) 451-3900 - 279-1245

YOUR REF:

OUR REF: 1-1177

April 25, 1974

City of Mississauga,
Clerk's Department,
1 City Centre Drive,
MISSISSAUGA, Ontario.

Attention: Mr. M. D. Turcotte

Re: Glen Erin - Phase IV
Pre-servicing T-22524

RECEIVED	
REGISTRY NO.	3385
DATE	APR 26 1974
FILE NO.	T-22524
FILED BY	CLERK'S DEPARTMENT

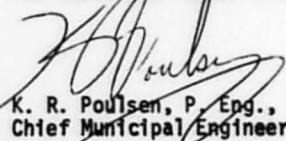
Dear Sir:

In accordance with the City's policy for pre-servicing subdivisions, this letter is to advise Council that the developer wishes to install the underground municipal services on a pre-servicing basis.

Would you kindly bring this matter to Council's attention.

Yours very truly,

THE KLEINFELDT GROUP LIMITED



K. R. Poulsen, P. Eng.,
Chief Municipal Engineer.

KRP:tb
c.c. Salient Development Corp.

NOTE: This subdivision is located north of
Dundas St. and west of Wolfedale Road.

OFFICE OF THE CHAIRMAN

C7

THE REGIONAL MUNICIPALITY OF PEEL

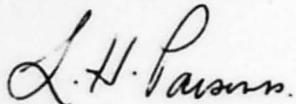
25th April, 1974.

His Worship Mayor M.L. Dobkin,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

Your Worship,

Thank you for your letter of 13th April, 1974, advising that your Council had passed a resolution appointing me to the Housing Task Force for the City of Mississauga, which I accept with pleasure.

Yours very truly,



LHP/Mnk.

Louis H. Parsons,
Chairman.



TELEPHONE 483-1986
AREA CODE 416

MAINSTEM. INC. C8

^{104 24}
SUITE 300, ~~200~~ CONSUMERS RD., WILLOWDALE, ONT.

April 11, 1974.

RECEIVED

Mayor M. Dobkin,
Municipal Offices,
1 City Centre Drive,
Mississauga, Ont.

APR 11 1974

MAYOR'S OFFICE

Dear Mr. Dobkin:

Recent news articles have highlighted the fact that in a determined drive for efficiency you have called in consultants to advise on various administrative/financial problems.

In this regard, we would like to bring to your attention a vehicle maintenance reporting programme that has been in existence for over 8 years, is approved by the American Public Works Association, and is being used by cities ranging from Anchorage, Alaska to Washington, D. C. and even down in Puerto Rico.

Obviously a letter is not the media to best describe the system, neither will the enclosed booklets, articles etc. However, hopefully they will help you to decide whether it is of any interest, and at your request we would provide a formal presentation at no cost and with no obligation on your part.

Thank you for your consideration of this matter.

Yours very truly,

D. P. Boarder

D. P. Boarder,
Fleet Management Advisor.



RECEIVED

APR 19 1974

c9

MAYOR'S OFFICE

Office of the
Minister

Ministry of
Natural
Resources

416/965-1301

Whitney Block
Queen's Park
Toronto Ontario

March 19, 1974

WARDENS, MAYORS AND REEVES OF MUNICIPALITIES IN ONTARIO

Dear Sirs:

Though snow cover varies considerably over Ontario, from nil in the south to several feet in the north, I would remind you that the spring breakup period is a particularly critical time with regard to flooding along all our rivers and streams. Heavy rains or rapid snowmelt can generate floods in a very short space of time.

It should also be brought to your attention that storm surges and high waves are a potentially serious flood threat again this year on Lakes Huron, St. Clair and Erie, where water levels remain abnormally high. Municipalities bordering these lakes should be prepared to initiate protective or remedial action at short notice in the event of an emergency.

It is therefore suggested that immediate attention be given to ensuring that your Municipal Council Committee on Emergency Planning has developed an operational procedure and is prepared to take action should the threat of flooding develop. The inventory of all equipment which can be made available quickly in the case of emergency should be checked and updated. River watchers, whose duty it will be to report the dangerous rise of the river to a central office should be alerted to the need for careful attention in the event of rain or sudden thaw.

Those persons responsible for emergency flood action should maintain a careful watch on daily weather forecasts for information on the development of adverse conditions. More detailed information regarding both weather and streamflow can be obtained from Mr. D. N. McMullen, Hydrometeorologist, Conservation Authorities Branch. He can be reached by telephone:

- during office hours at 965-6292 (area code 416)
- after office hours and on Saturdays and Sundays at Mississauga 277-8618 (area code 416)

cont'd ...

Cqa

- 2 -

In the event of a SERIOUS FLOOD and you require EMERGENCY ASSISTANCE, during weekdays (7:30 a.m. - 4:30 p.m.) call Toronto (area code 416) 965-6287 or 965-6294.

After hours, call one of the following in Toronto:

A. D. Latornell, Director - 248-8105

J. W. Murray, Supervisor, Professional Services -
291-6626

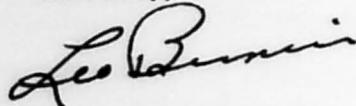
If unable to contact the above, call

Telephone operator, Queen's Park
Toronto - 965-1211

When corresponding on any of these matters, please address:

Mr. A. D. Latornell, Director
Conservation Authorities Branch
Ministry of Natural Resources
Whitney Block, Queen's Park
Toronto, Ontario M7A 1W3

Yours truly,



Leo Bernier
Minister

Encl.

March, 1974

FIRMS IN ONTARIO WHERE SAND BAGS MAY BE OBTAINED

FIRM NAME	SIZE AND TYPE	***PRICE PER THOUSAND	QUANTITY AVAILABLE ON SHORT NOTICE
Burstein Bag Co. 500 Keele Street Toronto, Ontario 416-769-4113	7½ oz. Potato - 20 x 30 - new - used	\$210 \$200	50 - 100 M
<u>After Hours</u> Mr. Burstein - 889-9434 Mr. Gratch - 226-2187	10 oz. Jute 17 x 30 - new	\$320	50 M/ 1 week
Eisen Bag Co. 251 College Street Toronto, Ontario 416-921-1188	Potato 20 x 36 - used	\$200	25 M/ 1 week
Bonav-Thomas Co. 100 Paton Street Toronto, Ontario 416-367-0395	7½ oz. Jute 18 x 36		to order
Lloyd Bag Co. 114 St. Clair St. Chatham, Ontario 519-352-9300	7½ oz. - 17 x 27	\$207	50 M/ 2 weeks
<u>After Hours</u> 519-354-3075			

** NOTE: Probably subject to negotiation at time of order.

STEEL TIES

Frost Steel and Wire Co. Ltd.
114 Norseman Street
Toronto, Ontario
416-231-9271

8" \$8.60/2.5 M
10" 9.80/2.5 M

TOOL FOR APPLYING TIES

Drummond and Reeves
356 Atwell Drive
Rexdale, Ontario
416-677-7070

\$2.25 each

A

CENTENNIAL SEVENTY FOUR
ONTARIO AGRICULTURAL COLLEGE
UNIVERSITY OF GUELPH N1G 2W1
GUELPH, CANADA (519) 824-4120

OFFICE OF THE DEAN
April 17th, 1974.

RECEIVED
APR 20 1974 C10
MAYOR'S OFFICE

Dear Mr. Mayor:

As you probably know, the Ontario Agricultural College is celebrating its 100th Anniversary throughout 1974. Since your municipality and Guelph are neighbours, I thought you and your Council would be interested in learning about our Centennial Celebrations. I am enclosing a brochure which outlines the program of events here at the College.

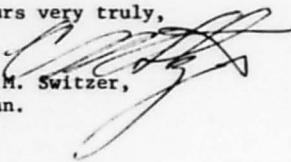
The highlight of the future program is "Festival Week" from July 6 to 13. We are planning to re-institute the famous "Farm and Home Week" kind of open-house that OAC had in the past - a time when friends of the College came here to look at our facilities and participate in various special programs. Also, during that week (July 12) a special stamp recognizing agriculture will be launched by the Postmaster General.

Although we will be spending some time during Centennial Year looking back to remember achievements of the OAC, we also are looking to the future. To that end, we have invited many outstanding speakers from all parts of the world to participate in our program. Of special interest to you will be the Symposium planned in October on "Agriculture in the Whirlpool of Change".

I would appreciate it very much if you would inform members of your Council and staff of our Centennial Celebrations, and invite them, on my behalf, to participate in any of the events that may be of interest. Additional brochures, of course, are available and I would be happy to send them to you if you wish.

I am enclosing one of our Centennial Buttons as a souvenir of the event, and I hope it may be possible for you to visit us sometime during the year.

Yours very truly,


C. M. Switzer,
Dean.

Mr. M. L. Dobkin
Mayor
1 City Centre Avenue
Mississauga, Ontario

RECEIVED	
REGISTRY No.	3365
DATE	APR 25 1974
FILE No.	171-74
FILED BY	CLERK'S DEPARTMENT

Alumni Celebration Day, Saturday, July 13

All Day Centennial Exhibits
Agricultural Machinery and Implement Show
Art Collection
9:00 a.m. 'Olde Tyme' Outdoor Chuckwagon Breakfast
10:00 a.m. Centennial Capers Parade
12:00 noon 'Olde Tyme' Picnic
1:30 p.m. Century Auction
3:00 p.m. Official Opening of O. A. C. Centennial Arboretum Centre
7:00 p.m. Centennial Dinner and Ball — Bingeman Park, Kitchener

Recovery Day, Sunday, July 14

All Day Centennial Exhibits
Art Collection
Agricultural Machinery and Implement Show
10:00 a.m. Centennial Celebration Church Service
11:00 a.m. Brunch

Many of the events may require pre-registration to ensure that tickets will be available. All alumni will receive further information regarding advance registration, purchase of tickets, and booking of overnight accommodation in university residences. Any other members of the public who wish such information about Festival Week should write to:

Festival Week Committee
c/o Alumni House
University of Guelph
N1G 2W1

Festival Week, July 6 — 14, will mark the highlight of OAC's year-long centennial celebrations. The program will combine Alumni Days, usually held in June, with many other features. The special events will include a revival of that long-time highlight of summer on the OAC campus — Farm and Home Week. The result will be eight days of entertainment, education, reminiscence and sheer fun.

The week will have something for everyone, regardless of age or interest. While many alumni will be returning for the celebrations, all friends of OAC are invited to come and join the big birthday party — a once-in-a-lifetime event. Plan now to spend part of your vacation on campus. Accommodation is available in one of the up-to-date residences, and campsites may be found within easy distance of the campus.

The festival week program has been completed and the highlights are listed here. All exhibits will be open on all days but each exhibit will be officially opened and featured on the date listed in the program.



Festival Week

July 6 — 14, 1974

2 CENTENNIAL SEVENTY FOUR
ONTARIO AGRICULTURAL COLLEGE

100

CIO
FESTIVAL WEEK PROGRAM

Founder's Day, Saturday, July 6

10:00 a.m. Century Caravan –
A major parade featuring
centennial floats, antique farm
machinery, bands and a special
antique car show.
12:00 noon 'Olde Tyme' Picnic Luncheon
2:30 p.m. Unveiling of Historical Plaque
at Johnston Portico
6:00 p.m. Reception, Dinner, and Dance
for Associate Diploma Alumni
7:00 p.m. Dinner for classes celebrating
50 year and over reunions
7:00 p.m. Class Reunions

School to University Day, Sunday, July 7

10:00 a.m. Centennial Celebration Church
Service
11:30 a.m. Brunch
2:00 p.m. Official Opening –
Centennial Historical Exhibit
and University Art Collection
2:30 p.m. Meet the Author: Professor
A. M. Ross "The College on the
Hill"
3:00 p.m. Tea
3:30 p.m. Campus Tours

Town and Gown Day, Monday, July 8

All Day Campus Tours
Centennial Exhibits
Golf Tournament
Cutter Club, Reception and
Dinner-Dance

2:30 p.m. Public Seminar Program –
Discussion of problems of
interest to rural and urban
residents

8:00 p.m. Concert –
Featuring the famous Central
Band of the Canadian Forces

Agricultural Day, Tuesday, July 9

9:00 a.m. Farm and Home Week Program –
The Farm and Home Week
program will extend over
Tuesday, Wednesday and
Thursday with many special
features. There will be livestock
and machinery parades and a
program at the Elora Research
Station.

All Day Open Houses and Farm and
Home Week displays in departments
Campus Tours
Centennial Exhibits
2:00 p.m. Official Opening of Exhibit of
Old Machinery and Implements
8:00 p.m. Monte Carlo Night –
Guelph Armories

Family Day, Wednesday, July 10

9:00 a.m. Farm and Home Week Program –
Continues (see Tuesday)
9:00 a.m. Focus on Family and Home –
Films in the morning and panel
discussions in the afternoon
focus on various aspects of
family life

All Day Open Houses and Farm and
Home Week displays in departments

Campus Tours
Centennial Exhibits

10:30 a.m. O. A. C. Life Science Student
Seminar

12:00 noon Family Barbecue

2:00 p.m. Farm and Home Week Program –
continues

2:00 p.m. Focus on Family and Home –
continues

Education Day, Thursday, July 11

9:00 a.m. Farm and Home Program –
continues

8:45 a.m. O. A. C. Life Science Student
Seminar – continues

All Day Open Houses in departments
Campus Tours
Centennial Exhibits

2:00 p.m. Farm and Home Week Program –
continues

8:00 p.m. Square Dancing –
Graham Townsend Orchestra

Alumni Development Day, Friday, July 12

9:00 a.m. O. A. C. Alumni Association
Seminar

9:00 a.m. Mac-Facs Alumni Association
Seminar

12:30 p.m. Alumni Luncheon

2:00 p.m. Stamp Launching Ceremony –
commemorative stamp

2:30 p.m. Annual Meetings of Alumni
Associations

6:30 p.m. Julyfest Beer Garden –
Featuring Nick Osb... Orchestra

CII

April 2, 1974.

Dear Mary Helen:

Before I leave for Ottawa, I must express my most sincere thanks and gratitude to you for presenting the motion re: the relocation of the weigh scale.

I have taken the liberty of putting the information on a ditto which will be distributed tomorrow or Thursday to the residents of Saginaw and Crestdale. I'm certain that all will be very pleased.

Please express my thanks to the Mayor and other members of Council. As my dad is undergoing surgery for abdominal cancer in the morning, I have time to write no more notes at present.

Sincerely,

Signed: Saundra Glynn,
1285 Saginaw Cres.

P1

TO:

MISSISSAUGA CITY COUNCIL

We, the undersigned residents of Atoka Drive, in the city of Mississauga, have affixed our signature to this petition signifying the following:

1. We believe that the state of street repair of Atoka Drive is far below an acceptable standard in keeping with both the quality of houses on Atoka Drive and with the level of property taxes paid by residents of Atoka Drive.
2. We fully realize that the present condition of Atoka Drive is due in part to the installation of sewers, during the fall of 1973. However, we believe that even if the street is returned to its original condition it will still be far from what the standard for a street in our neighbourhood should be.
3. We urgently request City Council to immediately take steps to install curbs on Atoka Drive. We believe that the ditches should be filled in and a proper paved street installed. In view of the repair work required this spring, to bring the street back to any kind of tolerable level, we feel that it would be more economical for the city to undertake this work now rather than having to do it again sometime in the future.
4. We do not believe that the residents of Atoka Drive should be required to tolerate, any longer, a street that is obviously not up to par with the rest of our community.
5. The signatures on this petition represent the opinion of 100 % of the Atoka Drive residents.

NOTE:

Engineering & Works Committee has recommended that E. Bodnar report on the cost of reconstruction on a curb and gutter basis.

P1a

Mississauga City Council

- 2 -

April, 1974

<u>NAME</u>	<u>ADDRESS</u>
J. Barnes	712 Atoka Drive
John Heslin	680 Atoka Dr.
G. M. Heslin	680 Atoka Drive
H. B. Burton	650 Atoka Dr.
E. M. Badlow	650 Atoka Dr.
M. Bryan	638 Atoka Dr.
E. G. Glockling	673 Atoka Drive
R. E. Woods	685 Atoka Drive
C. M. Carter	696 Atoka Drive
A. T. Carter	696 Atoka Drive
J. R. Williams	708 Atoka Drive
D. Williams	708 Atoka Dr.
R. Grago	714 Atoka Dr.
N. Appo	714 Atoka Dr.
J. Mac Donald	701 Atoka Dr.
G. Hill Par N. Kier	666 Atoka Dr.
I. K. Graham	724 Atoka Dr.
Elizabeth Graham	724 Atoka Drive

P2

Ms. Diane Francis
2494 Sharon Cres.
Mississauga, Ont.

Apr. 15/74

Mr. David Culham, Councillor Ward 6
Planning & Development Committee
City of Mississauga
One City Centre Dr.
Mississauga, Ont.

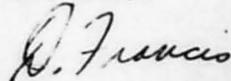
Dear Mr. Culham:

Enclosed please find a copy of the minutes of a public meeting held on Feb. 12/74 at Woodlands Secondary School and sponsored by Glen Sharon, Glen Erin Woodlands, Erindale Woodlands Residents Associations. Also enclosed are petitions signed by 261 persons opposing the zoning by-law.

The concensus (taken by hand vote) at this meeting was to reduce the height and density of this proposed development. The majority of persons present favored a well planned townhouse development (only if it was not possible to save the land as green belt open space).

On behalf of Glen Sharon, Glen Erin Woodlands and Erindale Woodlands Residents Associations, I respectfully submit our minutes and petitions for the consideration of your committee.

Yours truly,



Diane Francis
GLENSHARON RESIDENTS ASSOCIATION

N O T E: The petition reads:

"We, the undersigned oppose the enactment of Town of Mississauga By-law 10,958 rezoning the Credit Valley Golf and Country Club lands to RM7D4 which allows hi-density, mixed residences. Signed by owners of some 229 properties.

R1

April 24, 1974

Mayor and Members of Council,
General Committee,
City of Mississauga,
Mississauga, Ontario.

Ladies and Gentlemen:

Re: Roadside Tree Maintenance
- Mississauga Road and Clarkson Road
Our Files: P.N. 74-025.4
04-00-150.2

At its meeting on April 16, 1974 Council instructed this Department to call tenders for, and to proceed with the pruning and fertilizing of trees on Mississauga Road and Clarkson Road. The trees suffered root damage resulting from the installation of underground duct work for the Bell Telephone Company. A tender for this work was prepared with the co-operation of the staff of the Department of Recreation and Parks.

Five firms were invited to attend a field meeting to inspect the area in which the work was to be carried out and to submit tenders. Cedarvale Tree Services and Litz Landscaping and Enterprises Limited declined to tender. Pawis Tree Experts agreed to attend the meeting but failed to show at the site. Davey Tree Experts and Richmond Hill Tree Service and Forest Company met with Mr. H. Verschuren of the Parks Department and Mr. K. M. Middleton, Works Maintenance Engineer. Both Companies took tenders on which to submit a bid.

Tenders closed at 4:00 p.m., Monday, April 22, 1974. Only one tender was received. This was from Davey Tree Experts in the amount of \$19,890.00.

...2

Mayor and Members of Council,
General Committee.

April 24, 1974.

R1a

- 2 -

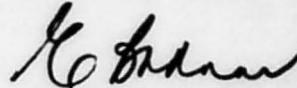
At the time that instructions were received from Council, the trench excavated for the ducts had been backfilled on those portions of Mississauga Road which fall within the jurisdiction of the City of Mississauga. It is, therefore, difficult to determine the degree of root damage suffered by the trees in question. Further south, on the portion of Mississauga Road within the jurisdiction of the Region of Peel, a trench was opened. In this area, it was obvious that all small roots in the path of the excavation were severed. Large roots, several inches in diameter, were preserved and tunnelling operations were carried out where they were encountered. It is likely that some damage was suffered by the outer layer of these roots.

Some of the trees north-west of the Queen Elizabeth Way are dead or apparently beyond any likelihood of rejuvenation. These trees were not considered in the preparation of the subject contract. Others should receive extensive pruning overhead to restore their shape and to remove dead wood. Undoubtedly, this pruning and the fertilizing called for in the contract would be of assistance to the trees and might be useful in prolonging their life.

This should be the subject of a report from persons experienced in tree management. There are no such individuals with the Department of Engineering and Works. It is our understanding that the Commissioner of Recreation and Parks has been requested to submit a report dealing with the desirability of spending approximately \$20,000.00 to extend the life of the subject trees. If his report is favourable, we recommend that a contract be awarded to Davey Tree Experts in the amount of \$19,890.00. A Resolution to this effect is attached. If the report is not favourable then we suggest that Davey Tree Experts be advised of this and that no contract be awarded.

Costs incurred in connection with this work are not eligible for subsidy from the Province of Ontario.

Yours very truly,



E. Bodnar, P. Eng.,
City Engineer.

KMM/ib

City of Mississauga

MEMORANDUM

R2

To Keith Middleton,
Engineering
Dept.

From E.M. Halliday,
Recreation and Parks
Dept.

April 25, 1974

Dear Sir:

Tree Trimming & Root Feeding - Mississauga Road & Clarkson Road

Further to your telephone call yesterday regarding the subject matter and advising that the lowest tender was \$19,890.00 I wish to advise that our tree foreman has reported that while the amount is somewhat on the high side, in his opinion the work is very necessary and if not done would drastically reduce the tree life; and in the long run (4-6 years) many trees will need to be removed, the cost of which would exceed the cost per tree for top trimming and fertilizing now.

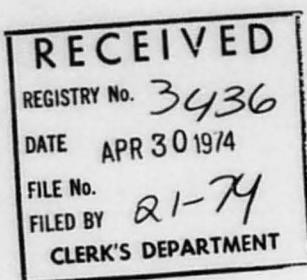
I understand there are 124 trees documented for attention many of which are "over 100 years old." It is therefore our recommendation that the City proceed with the work.

Yours very truly,

E.M. Halliday

E.M. Halliday,
Commissioner.

:ww



April 26, 1974

Mayor and Members of Council,
City of Mississauga,
Mississauga, Ontario.

Ladies and Gentlemen:

Re: 1974 Roadside Tree Planting Programme
 Our Files: P.N. 74-025.1
 P.N. 74-025.2
 P.N. 74-025.3
 04-00-150.1

Three sets of tenders were opened on April 26, 1974 for contracts in connection with the 1974 Roadside Tree Planting contract. A summary of the tenders received follows:

Contract	TENDER PRICE	
	Lakeshore Landscape Associates Limited	Environs Landscape Contracting Co. Ltd.
P.N. 74-025.1	\$9,995.00	\$9,467.50
P.N. 74-025.2	8,190.00	8,100.00
P.N. 74-025.3	<u>8,985.00</u>	<u>8,652.50</u>
	\$27,170.00	\$26,220.00

At a recent meeting, Council instructed this Department to call tenders for the planting of trees on City streets in an amount not to exceed \$25,000.00. The total of the tenders received is \$26,220.00. We recommend that tenders for the 1974 Roadside Tree Planting Programme be awarded to Environs Landscape Contracting Company Limited, the low bidder, for all three contracts. A draft Resolution to this effect is attached.

Unless Council directs otherwise, work carried out under these three contracts will be limited to the above mentioned sum of \$25,000.00. Because of the lateness of the season, instructions have been given to the low bidder to proceed with the ordering of the necessary trees in order that work may be carried out as rapidly as possible once the contracts have been executed.

Yours very truly,

E. Bodnar, P. Eng.
City Engineer.

KMM/ib

R4

RECEIVED	
REGISTRY NO.	3485
DATE	APR 30 1974
FILE NO.	2174
FILED BY	CLERK'S DEPARTMENT

April 22, 1974

Mayor and Members of Council,
City of Mississauga,
Mississauga, Ontario.

Re: Catch Basin Cleaning
Our File: P.N. 74-028
04-00-150.1

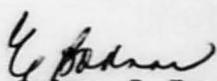
Ladies and Gentlemen:

Listed below are tenders received for the above-noted project, opened at a public tender opening on Friday, April 19, 1974:

Sanitank Incorporated	\$14,880.00
Miller Paving Limited	15,800.00

We recommend that a contract for catch basin cleaning be awarded to Sanitank Incorporated, the low bidder, at the tendered price of \$14,880.00. A draft Resolution to this effect is attached. This award is subject to approval by the Ministry of Transportation and Communications.

Yours very truly,


E. Bodnar, P. Eng.
City Engineer.

† KMM/ib

Att.

R5

April 22, 1974

Mayor and Members of Council,
City of Mississauga,
Mississauga, Ontario.

Re: Supply and Application of
Materials for Pavement Marking
Our Files: P.N. 74-013
04-00-150.1

Ladies and Gentlemen:

Tenders for the above-noted Contract were opened on
Friday, April 19, 1974.

We are enclosing our draft Resolution recommending
that the above Contract be awarded to Niagara Pavement
Marking at their bid of \$77,568.00. This was the
only bid received. Domtrec Limited returned a blank
tender. They were unable to bid due to other commitments.

This award is subject to approval of the Ministry of
Transportation and Communications.

Yours very truly,

E. Bodnar, P. Eng.
City Engineer.

KMM/ib



R6

April 22, 1974

Mayor and Members of Council,
City of Mississauga,
Mississauga, Ontario.

Re: Reinstatement of Asphalt Driveways
Our Files: P.N. 74-032
04-00-150.1

RECEIVED	
REGISTRY No.	3987
DATE	APR 30 1974
FILE No.	21-74
FILED BY	CLERK'S DEPARTMENT

Ladies and Gentlemen:

Listed below are tenders received for the above-noted project, and opened at a public tender opening on Friday, April 19, 1974:

MSO Construction Limited	\$12,000.00
Grand Royal Paving Company	11,425.00

The low bidder, Grand Royal Paving Company failed to include the required deposit cheque with the tender. Tenders closed at 4:00 p.m. E.S.T., Thursday, April 18, 1974, and were opened at about 12:30 p.m., Friday, April 19, 1974. The firm submitted a deposit cheque at about 4:00 p.m., Friday, April 19, 1974. Their tender therefore was informal.

We recommend that a contract for asphalt driveway reinstatement be awarded to MSO Construction Limited, the only formal tender received, at the tendered price of \$12,000.00. A Resolution to this effect is attached. This award is subject to the approval of the Ministry of Transportation and Communications.

Yours very truly,

E. Bodnar, P.Eng.
City Engineer.

KMM/ib

Att.

R7

April 22, 1974

Mayor and Members of Council,
City of Mississauga,
Mississauga, Ontario.

Re: Construction of Concrete Sidewalks
Our File: P.N. 74-021 and 04-00-150.1

Ladies and Gentlemen:

Attached is a summary of tenders received for the above-noted contract, and opened at a public tender opening on Friday, April 19, 1974. We recommend that a contract be awarded to Montego Construction Limited, the low bidder, at the tendered price of \$102,410.00. A draft resolution to this effect is also attached.

Yours very truly,

E. Bodnar, P. Eng.
City Engineer.

Att.

RECEIVED	
REGISTRY No.	3488
DATE	APR 30 1974
FILE No.	21-74
FILED BY	
CLERK'S DEPARTMENT	

R7a

CITY OF MISSISSAUGA
Engineering and Works Department

P. N. 74-021

Reconstruction of Concrete Sidewalks

SUMMARY OF TENDERS RECEIVED

1.	Montego Construction Limited	\$102,410.00
2.	Delis Construction	108,460.00
3.	Gold Park Construction	110,814.00
4.	Grand Royal Paving	120,080.00
5.	Bramall and Company	145,310.00
6.	Trinetti Construction Company Limited	158,020.00

City of Mississauga

MEMORANDUM

To David R. Turcotte, From .. Mr., E.M., Halliday,
Dept. City Clerk Dept. .. Recreation and Parks

May 3, 1974

Dear Sir:

Re: Tender TR 8 - 1974
Construction of Tennis Courts
Various Locations

Bids were received as follows:

(a) Disher Farrand Ltd.,
Box 730, Station "B",
Willowdale, Ontario

Mohawk Park	\$29,681.56
Brookmede Park	29,585.80
Wildwood Park	<u>29,320.08</u>

Total	\$88,587.44
-------	-------------

(b) The Flintkote Co. of
Canada Ltd.,
P.O. Box 160, Station "N",
Toronto, Ontario

Mohawk Park	\$17,037.00
Brookmede Park	17,160.00
Wildwood Park	<u>15,466.00</u>

Total	\$49,663.00
-------	-------------

(c) Furfari Paving Co. Ltd.,
91 Newlands Avenue,
Scarborough, Ontario

Mohawk Park (only)	\$22,860.00
--------------------	-------------

Messrs. Flintkote Co. of Canada Ltd. have advised that the cost of colour coating tennis courts was omitted in error from their bid on the above tender. They have requested that we submit the following addition to their bid for consideration by Council:

Colour coating of tennis courts in the amount of Two Thousand Five Hundred Dollars per location for a total contract price of Fifty Seven Thousand One Hundred and Sixty Three Dollars. (\$57,163.00.)

....2

- 2 -

We recommend that Tender TR 8 - 1974 for the construction of Tennis Courts at Mohawk, Brookmede and Wildwood Parks be awarded to the Flintkote Co. of Canada Ltd. in the amount of \$57,163.00.

Total amount budgeted - \$66,000.00.

Yours truly,

E.M. Halliday

E.M. Halliday,
Commissioner.

:ww

City of Mississauga

MEMORANDUM

To: Administration & Finance Committee From J M Burwell.....
Dept.....
Dept..... Treasury.....

May 6th, 1974.

RE: DEVELOPMENT LEVIES

In response to your request for a mini study to establish development levies, we would like to present the following for your consideration:

Former municipalities within the City of Mississauga have entered into a number of agreements with developers. These agreements provide for the construction of various services and the payment of monies for different purposes. In each of these prior agreements, the municipality had negotiated to achieve specific desired goals based on the policies of the municipality at the time. As a result, we find that the municipalities have changed the agreement, or in fact, entered into different forms of agreement with different developers at various times.

With the restructuring of Peel, we find that services formerly included in the agreements and capital financing matters are now Regional responsibilities. It likely is fair to say that some of the former policies and their rationale no longer are applicable to our present situation. In fact, these situations exist throughout the Region of Peel and herein lies our problem. Because of the complexities of this problem, it is not advisable to dwell on the specifics or indeed, to attempt to establish future policies on the basis of existing agreements.

We would recommend that no action should be taken on old agreements or funds to be received under these agreements, until such time as a new, on-going policy is established. Similarly, we believe that the action to be taken on old agreements is of paramount importance if the Region and its area municipalities are to receive the maximum benefit from these agreements.

To develop a sound future policy, it is necessary to make a broad review of the elements involved in the development policies. We see three elements basic to all agreements. These are the proper balancing of housing, industry, and assessment within the Region; providing the necessary services, both the necessary capital facilities and on-going current service costs; and arranging for the financing necessary to pay for the services.

Development Levies (continued)

Because of the broad nature of these agreements, it would seem reasonable that the development of policies should be a joint consideration between the Region and its area municipalities.

We would recommend that this joint undertaking could best be undertaken by requesting the Region to extend the study which it has undertaken to include the considerations necessary to develop future policies.

We believe such a study should include:

- the development of certain minimum standard services to be included in all developments within the Region and the basis for establishing the financing of these services,
- the establishment of a certain minimum levy which would be levied on all developments,
- the determination of a proper distribution between the use of development levies, debenture proceeds, available subsidies and tax levies for the construction of new facilities,
- a simple method of administration of the various development agreements (i.e., financial and engineering),
- to develop a levy sufficiently flexible that it can be an integral part of the capital budgeting process at both the area and Regional levels.

Pending the completion of the study recommended above, on the basis of information applicable to the former Town of Mississauga, we would recommend the following interim levy policy:

1. That lot levies in the City of Mississauga be on a per capita basis. It was the Administration and Finance Committee's suggestion that levies be on a unit basis; however, I believe that it is more equitable to use the per capita basis.
2. That the area municipalities enter into the financial agreements and administer them on behalf of both the area municipality and the Region.
3. The total levy per capita should be \$400.00 which would include all area and regional services except hydro.

Page Three

4. That the lot levies provided for in the agreement should be subject to an escalation clause. This escalation should be calculated on a semi-annual basis based on the increase in the Southam Construction Index.
5. That all development funds collected to date, or to be collected under existing agreements should be retained by the City of Mississauga.
6. The agreements entered into with developers should only provide for a development levy for municipal purposes. The allocation of the levies between the City and the Region could be the matter of a separate agreement between the parties.
7. Where developers are providing any of the capital services which would normally be purchased from development funds, the levy would be reduced accordingly.



JMB/mf
Attachment

J. M. Burwell
City Treasurer

CITY OF MISSISSAUGA
PROPOSED LEVIES - MAY 6, 1974

<u>Housing Unit</u>	<u>Area</u>	<u>Region</u> (1)	<u>Total</u> <u>Per Capita</u>	<u>Hydro</u>	<u>Total</u>
Single Family 4.1 persons	\$1025	\$615	\$1640	\$150	\$1790
Semi-detachments 4.2 persons	1050	630	1680	150	1830
Townhouses 4.3 persons	1075	645	1720	150	1870
Apartments (3 Bedrooms or over) 4.0 persons	1000	600	1600	95	1695
Apartments (2 Bedroom) 3.0 persons	750	450	1200	95	1295
Apartments (1 bedroom or under) 1.9 persons	475	285	760	95	855

(1) Assumes adoption of Regional administrator's report on levies dated April 2nd, 1974, but final determination should be subject to report.

JMB/mf

April 29, 1974

MINI FINANCIAL IMPACT STUDY

The City of Mississauga is presently experiencing the greatest rate of growth in her young history, and will continue to do so for the next several years. While being committed to the principle of growth, the Council of the City of Mississauga must also be committed to the principle of a controlled and orderly growth. A growth in which not only the hard services, but also the soft services must be included.

The traditional method for municipalities to ensure that soft services are provided in developing areas is to assess a levy. That levy may be assessed on an acreage basis, on a dwelling unit basis, and on a per capita basis.

Development levies initially were assessed in order to provide for the hard services such as, water main, sewers, roads, etc. But more recently it has been recognized that municipalities also have a social responsibility to provide for the soft services such as, recreational facilities, libraries, open space, transit service, etc.

In an attempt to define what those levies should be I have undertaken to do a mini financial impact study of my own.

The results of this study are as follows:

1. RECREATIONAL FACILITIES

Attached to this brief and number addendum (A) is a comprehensive list of recreational facilities recommended by the

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Commissioner of Recreation and Parks. Attached to the standards are an approximate costing based on today's prices. If one adds up the costs and extrapolates to a per capita basis, one comes to the result that in order to provide the list of recreational facilities the City should assess a levy of \$89.92 per capita.

2. LIBRARY FACILITIES

Recommended ratio for library facilities is 1/2 square foot per person. The present cost of constructing library facilities is \$50.00 per square foot. Thus on construction cost alone, the cost per capita is \$25.00.

In order to stock that library, the ratio of one title per person is recommended. One title costs \$6.00. So the start up cost of library services is \$31.00 per capita.

3. COMMUNITY CENTRES

Computation for community centres was not included in item (1). It is recommended that 1 square foot be provided for every 2 1/2 people. Construction costs are between \$40.00 and \$50.00 a square foot. Thus the cost per person of constructing adequate community centres is a minimum of \$16.00 per capita.

4. HOSPITAL FACILITIES

The recommended provincial ratio is one bed for 250 people. One bed in a community hospital requires 750 square feet. Thus 3 square feet are required per person. The construction cost of hospitals today is \$50.00 per square foot. Therefore, \$150.00 is required per person.

Approximately 2/3 of hospital construction costs are subsidized by the Provincial Government. So the assessment for hospital construction cost should be \$50.00 per capita.

5. TRANSIT REQUIREMENTS

When considering assessing the levies one must take note according to the start up cost required for transit hardware, such as buses. Based on the criteria which have been set for the City of Mississauga and which will go into operation early this fall, the following statistics are to be noted.

In the City of Mississauga we shall have one bus seat for 11 people, the cost of one seat is \$370.00. Therefore, the cost per person for new buses is \$33.63. The City is responsible for financing 25% of this sum.

Therefore, the assessment for the acquisition of new buses to serve new development areas should be \$8.40 per capita.

6. LAND ACQUISITION

Mr. Ed Halliday, Commissioner of Recreation and Parks has recommended that the City acquire an overall of 17.5 acres of land per thousand population. This policy shall hopefully be written into the recommendations of our official plan review. This is broken down into the following categories: 10 acres per thousand population for specific purposes (zoos, botanical

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gardens, etc.), 2.5 acres per thousand population in neighbourhood parks, 2.5 acres per thousand population for school grounds, and 2.5 acres per thousand population for major community, or regional parks.

Presently municipalities obtain as free dedication only 2.5 acres per thousand population. Therefore, the municipality must purchase 12.0 acres per thousand population. This means that for each person the municipality must purchase .012 acres. It is difficult to assess what the price of this land shall be, but being very conservative, one may put a price tag on this land at \$20,000 per acre (according to the present day market in the City of Mississauga).

This calculates it to be an assessment of \$240.00 per capita.

7. DAY CARE CENTRES

The provision of day care centres falls into the sphere of regional function. It is interesting to note that there are no hard and fast guidelines for the construction of day care centres. It is recommended that one day care centre of approximately 5,000 square feet should be provided for each block of 25,000 population. Therefore, 1 square foot serves 5 people, or conversely, 1 person equals 1/5 of a square foot.

The cost of construction of day care centres is about \$40.00 per square foot. The province subsidizes for the construction

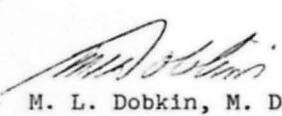
of day care centres to the level of 50%.

Therefore, the assessment for the construction of day care centres should be \$4.00 per capita.

CONCLUSION

This has been a very brief mini impact study in an attempt to ~~estimate~~ what the lot levies should be, no doubt, there are other social amenities which must be taken into account. If one totals up the items which I have mentioned in this report the result is as follows:

1. RECREATIONAL FACILITIES:	\$ 89.92 per capita
2. LIBRARY FACILITIES:	31.00 per capita
3. COMMUNITY CENTRES:	16.00 per capita
4. HOSPITAL FACILITIES:	50.00 per capita
5. TRANSIT REQUIREMENTS:	8.40 per capita
6. LAND ACQUISITION:	240.00 per capita
7. DAY CARE CENTRES:	<u>4.00 per capita</u>
TOTAL:	<u>\$439.32</u>


M. L. Dobkin, M. D.

Mayor